



**Connells**

Caversham Place  
SUTTON COLDFIELD



## Property Description

A stunningly presented, impressively spacious 1 bedroom apartment, situated inside a gated community within the heart of Sutton Coldfield Town Centre. This property features in the sought after private development of Caversham Place, accessed via secure electric gates with 24 hour surveillance. Being in the middle of the town centre comes with a multitude of benefits, including quick access to popular bars and restaurants, high street shops, main supermarkets and other local amenities. Being just 0.8 miles to Sutton Coldfield Train Station, as well as fantastic main road and travel links, this home is superbly located. Inside the property offers a generous hallway space with built in cupboards for storage, leading to the bedroom, living area and bathroom. The generously sized main bedroom features a unique walk-in wardrobe space, adding to the ample storage throughout the property. The spacious living room currently features a large furniture set and leaves room for plenty of space around a dining table too. This leads through to a great sized kitchen space with modern integrated appliances, breakfast bar and a unique mirror on the wall which doubles up as an infrared heater. The family bathroom has been well kept, with modern utilities and also features under floor heating. This property offers an allocated parking space right outside the front door, with additional option of permits for visitor parking.

## Communal Hallway

The communal hallway is accessed via a communal door which is code accessed and then via a small flight of stairs.

## Private Entrance Hall

The property is accessed via a wooden door into a spacious entrance hall with a built-in cupboard space, electric heater to wall, intercom system, spotlights to ceiling and door leads to lounge, door leads to bedroom 1, door leads to family bathroom.

## Lounge

19' 1" x 11' 11" ( 5.82m x 3.63m )

A front facing lounge, having electric heater and thermostat to wall, built-in wooden shutters to the windows, space for a dining table and archway that leads through to the kitchen.

## Kitchen

11' 1" x 9' 11" ( 3.38m x 3.02m )

The kitchen has many integrated appliances which include integrated fridge/freezer, integrated washing machine, integrated dishwasher, electric hob and oven with filter hood over, breakfast bar, and unique infra-red mirror which sends infra-red heat throughout the room.

## Bedroom 1

13' 9" x 11' 9" ( 4.19m x 3.58m )

A front facing bedroom, having built-in walk-in wardrobe, electric heater to wall and built-in wooden shutters to windows.

## Family Bathroom

Comprising built-in cupboard space, underfloor heating, unique infra-red mirror which sends infra-red heat throughout the room, shower cubicle with rainfall shower head over, wash hand basin, low level flush WC and towel warmer radiator to wall.

## Outside Front

The development is entered though electric gates. The property has an allocated parking space at the front.









Total floor area 58.8 m<sup>2</sup> (633 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

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4/6 High Street  
 SUTTON COLDFIELD B72 1XA

EPC Rating: C Council Tax Band: D

Service Charge: 3356.00

Ground Rent: 65.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/SCO310997](http://connells.co.uk/Property/SCO310997)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2001. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



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Property Ref: SCO310997 - 0003